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भाग 6 (ख)

जिला बोर्डो, परिषदों एवं नगर आयोजना संबंधी, विज्ञप्तियां आदि।

Urban Development Department

Notification

Jaipur, September 07, 2022

Subject: - Insertion of Modified provision-3B by deletion of existing Provision-3B & Provision-3C in Chief Ministers Jan AwasYojana-2015.

F.18(36)UDH/NAHP/2014 Part .-In order to achieve the targets under various verticals of Pradhan Mantri AwasYojana (Urban) under "Housing for All" Mission. Following revised Provision-3B in place of earlier Provision 3B& Provision 3C of Chief Ministers Jan AwasYojana-2015 is hereby notified as below: -

Provision 3B (Amended)-

Development of EWS/LIG/MIG-A* houses/Plots by Private Developer on private land (Plotted development in the format of developed plots and built up units upto G+2)

1. General Parameters-

1.	Minimum Area of Land	• **For Small and Medium cities** 1.0 Ha. (Having Population upto 1.00 Lakhs) • **For Large cities** 2.0 Ha. (Having Population more than 1.00 Lakhs)
2.	Land utilization	• Maximum Saleable area 70% • Out of total saleable area 40% will be reserved for flats and 60% area for plots including 2% area for informal shops. • Breakup of the saleable area shall be as below: o Saleable area reserved for flats to be constructed (60% for EWS & 40% for LIG units) in G/G+1/G+2 format. o 58% of saleable area reserved for plots shall be classified as below: For EWS 30% For LIG 20% For MIG-A* 50% • Minimum 5% area for Park/Open Space • Minimum 5% area for Facilities. • Maximum 2% area for Informal shops for daily needs.
3.	Sale Price	• EWS/LIG/MIG-A* - Price for built up units, shall be 1850/- per Sq.Ft. decided by the concerned developer. It

		shall be increased by 5% annually in the beginning of each financial year, however, the next revision shall be w.e.f. 1ST April, 2023. • EWS/LIG/MIG-A* – Sale price of developed plots (Land Parcel) shall be decided by the concerned developer keeping in view of income criteria of applicant.	
4.	Allotment by	• Developer will invite applications within 60 days of approval of maps, and carry out scrutiny of applications. • Provision for keeping 10% reserve list should also be kept, to cater to any subsequent cancellations. • First allotment is to be done through lottery after inviting the application as mentioned above. • Remaining units can be sold on "first come first serve" basis. • Final list of allotees shall be submitted to concerned authority/municipality/ UIT with relevant documents with certificate from developer about the income level of the allotees. Developer would also be responsible to collect cost of units from the allottees directly.	
5.	Completion Period	As prescribed in the Policy.	
Technical Parameters for EWS/LIG Component-			
6.	Plot Sizes	• **For EWS** 30 to 45 Sq. Mtr. • **For LIG** Above 45 to upto 75 Sq.Mtr • **For MIG-A*** Above 75 to upto 120 Sq.Mtr. (Min. frontage of 4.5 mtr for MIG-A* plots of over 90 sq.mtr. area of plot) *Note: Reconstitution of the plots shall not be allowed in such housing schemes/colonies.*	
7.	Minimum built up units	40% of the total saleable area shall be for built up units in the ratio of 60% EWS& 40% LIG.	
8.	Setbacks	• Front setback of minimum 1.5 mtr is mandatory for plot area upto 90.0 sq.mtr. • For plot sizes of more than 90.0 sq.mtr setbacks shall be applicable as per the prevailing byelaws.	
9.	Parking (For Built up and Plotted Development)	EWS Units	LIG Units
		• 01 two wheeler for each unit of EWS • 01 four wheeler @ 3 EWS units	• 01 two wheeler for each unit of LIG • 01 four wheeler @ 2 LIG units

<table>
<tr><td></td><td></td><td colspan="2">Note: Common Parking Space may be reserved as per above provision.</td></tr>
<tr><td>10.</td><td>Height</td><td colspan="2">Up to G+2 floors (9.0 mtrs)</td></tr>
<tr><td>11.</td><td>Approach Road</td><td colspan="2">Minimum 9 mtr. (with 5.5 mtr. bitumen black top)</td></tr>
<tr><td>12.</td><td>EWS/LIG/MIG-A* unit area</td><td colspan="2">As per Policy parameters.</td></tr>
<tr><td>13.</td><td>Internal Road</td><td>Max. Length of proposed Road (In Mtr.)</td><td>Min. Width of proposed Road (In Mtr.)</td></tr>
<tr><td></td><td></td><td>75</td><td>6.0</td></tr>
<tr><td></td><td></td><td>150</td><td>7.5</td></tr>
<tr><td></td><td></td><td>250</td><td>9.0</td></tr>
<tr><td></td><td></td><td>More than 250</td><td>12.0</td></tr>
<tr><td></td><td></td><td colspan="2">Note: To be developed as per technical specification of internal development works mentioned in the Rajasthan Township Policy-2010).</td></tr>
<tr><td>14.</td><td>Internal Development</td><td colspan="2">As part of internal development, the developer shall be bound to provide-
• Drinking water supply for which a source will be created at his level (If public water supply not available).
• Sewerage line, STP, Solid Waste Management
• Internal Power supply line, Telecom Tower
• Street Lights
• Park/Facility/Common parking area development
• Tree plantation, Rain Water Harvesting
• Any other work which may be essential for inhabitants & mentioned development parameters in the Rajasthan Township Policy-2010.</td></tr>
<tr><td>15.</td><td>External Development</td><td colspan="2">To be taken up by developer and minimum infrastructure to be provided at his own cost as below-
• Approach road.
• G.S.S. & Power supply Line as per requirement of connected load.
• In case a sewerage line is available in the area local body shall provide connection on free of cost.
• In case a sewerage line is not available in the area, the developer shall construct Sewerage Treatment plant and ensure that the treated water is recycled & used for gardening/ cleaning purpose.</td></tr>
<tr><td colspan="4">Incentives to Developers-</td></tr>
<tr><td>16.</td><td>Land conversion/ land use change charges</td><td colspan="2">100% waiver on complete land</td></tr>
<tr><td>17.</td><td>Building Plan</td><td colspan="2">100% waiver</td></tr>
</table>

	Approval Fee	
18.	Fire Cess	100% waiver
19.	Split Location	Not applicable
20.	FAR	Not applicable
21.	TDR Facility	Not applicable

** Incentives provided for developers shall be only for EWS/LIG component. For the land area (saleable) under MIG-A* plots/ houses, the conversion charges, Building Plan approval charges are to be paid by developers as per prescribed norms/ byelaws.*

General Provision: -

- Other technical parameters will be applicable as per prevailing Building Byelaws and Rajasthan Township Policy-2010.

- Matter which are under consideration for approval at various levels as per earlier parameters shall be revised & proceeded as per revised parameters mentioned herewith irrespective of area and land use of applied land by the concerned Local Body.

2. Revisions- General Conditions-

4A. - Timeline for completion of EWS/LIG components of the projects proposed under all provisions shall be as below: -

i. Upto 200 EWS/LIG units - 30 months.

ii. Above 200 upto 400 EWS/LIG units - 36 months.

iii. Above 400 upto 600EWS/LIG units - 48 months.

iv. Above 600 EWS/LIG units - 60 months.

5A. – For EWS/LIG category the sale price under the provision no.1A, 1B, 1C, 2 &4 are specified. General sale price for EWS/LIG flats would be Rs. 1850/- Per Sq. ft. under these provisions. For sale of EWS/LIG plots, sale price shall be as per Rule 18 of The Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974. The sale price of EWS/LIG units wherever applicable shall be increased by 5% annually in the beginning of each financial year, however, the next revision shall be w.e.f. 1st April, 2023, these provisions shall be applicable for upcoming and ongoing projects under these provisions of CMJAY.

5C. – New point at Point no.5*" Price of Allotment "* is added as below: -

5C(New point) -" The maximum sale price in provision no. 1A, 1B, 1C, 2&4 specified in the Policy may be relaxed by the State Government in the projects proposed on precious lands (land having maximum DLC/Reserved Price in urban area) of Government Agencies and Private Developers."

11(F)– Point no. 11(F) of Miscellaneous is Amended and replaced as below-

After completion of all development works the developer shall maintain the complete housing complex developed under the provisions of this policy for 1 year.RWA shall be constituted as per guidelines of RERA/Rajasthan Apartment Ownership Act, 2015 & Rajasthan Apartment Ownership Rules, 2020. A separate bank account shall be created in the name of RWA by the developer for depositing one-time maintenance charges and same shall be collected by the developer as mentioned below-

- For EWS -Rs. 10,000/-
- For LIG -Rs. 15,000/-

- For MIG-A* -Rs. 20,000/-

Handing over the scheme to RWA would be done after all the required infrastructure has been created by the developer, thereafter RWA shall be entitled to charge monthly maintenance charges from each dwelling units/ plots. Amount to be charged shall be decided by the RWA.

Notification no. F.18(36)UDH/NAHP/2014-pt dated 20.01.2020 stands repealed.

For the proposed projects under provision-3B the final approval is to be given by the State Government.

This bears the approval of competent authority.

Kunji Lal Meena,
Principal Secretary.

राज्य केन्द्रीय मुद्रणालय, जयपुर।